Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0993

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 103364 **DEEDWARR**
06/12/2018 11:03:12 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20180612-0056330

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Bradley David Ryan 315 Morton Avenue Nashville, TN 37211-2503	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	119-14-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Martin Bennett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley David Ryan and Addison Chantel Ryan, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the Southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Being a portion of the same property conveyed to Buford Taylor and wife, Jean Taylor by Warranty deed from Edna R. Foster, unmarried of record in Book 5165, page 313 Register's Office for Davidson County , Tennessee, dated June 28, 1977 and recorded on June 29, 1977.

Affidavit of Heirship recorded on July 15, 2016 of record in Instrument No. 20160715-0073074.

Being the same property conveyed to Martin Bennett by Warranty deed from Janis Yevonne Wilmore, Cynthia Renee Taylor, James Anthony Taylor, Sherrie Diane Baldwin, and William Thomas Taylor, heirs of the Estate of Hilary Jean Taylor of record in Instrument No. 20161019-0110484 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 315 Morton Avenue, Nashville, TN 37211-2503.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2018.

Martin Bennett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Martin Bennett

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2018.

Notary Public

My Commission Expires: 5/2/22

(Notary Seal)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY